



Town of Brookline

Massachusetts

PLANNING BOARD

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Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven A. Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES **Room 111, First Floor, Brookline Town Hall** **January 9, 2014 – 7:30p.m.**

Board Present: Mark Zarrillo, Linda Hamlin, Robert Cook, Steven Kanes, Sergio Modigliani and Jonathan Simpson

Staff Present: Polly Selkoe

Mark Zarrillo called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

17 Yarmouth Road – retain existing 750 square foot pool cabana, originally slated for demolition, requiring FAR variance relief for either the pool cabana or the new dwelling, which is under construction (1/23) Pct. 15

Polly Selkoe described the proposal and required relief.

Attorney Jeffrey Allen explained that originally the applicant planned to eliminate the pool house and pool but would now like to retain them. The shape of the lot is irregular and if made rectangular there would be no FAR relief needed.

The applicant, Miss Stumpo, did not realize how nice the lanai was when she first bought the property.

There was a discussion about whether the house or pool house needed the FAR relief.

Modigliani said he did not agree with the irregular shape argument for the variance because the lot is 40,000 sq. ft. in an S-40 district.

Leonard Kopelman, 33 Yarmouth – there have been half dozen new buildings in the last six years built on Yarmouth. The house is enormous.

Joe Stumpo – the previous house was almost as big. The lanai will not affect anyone.

Three board members could not support the variance. The main house should have been built smaller to keep their options open about retaining the pool house. Board members felt that FAR relief for a new house is not justified. The applicant should either make the new house smaller or demolish the pool house.

Simpson says he takes the applicant's statement at face value that they originally planned to demolish the pool house. He would support the variance as the shape of the lot is irregular and the pool house will not negatively impact any of the abutters.

Cook – If the pool house is torn down that is not the best decision.

Zarrillo believes they changed their mind, and it should not be demolished.

Zarrillo moved to recommend approval of the variance relief.

Mark Zarrillo ***motioned to recommend approval.***
Jonathan Simpson ***seconded*** the motion.

Voted (3-3): The Planning Board was split evenly on whether or not to recommend approval of retaining the pool house. However, should the Board of Appeals grant the variance relief, the Planning Board recommends that the following conditions be attached.

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

7 Acron Road – construct a dormer requiring side yard setback relief (2/6) Pct. 5
Polly Selkoe described the proposal and the relief needed.

Attorney Scott Gladstone explained that the Preservation Commission has approved the dormer design since this is in the Pill Hill Local Historic District. The counterbalancing amenities are the improvements to the exterior of the house and new landscaping.

Mark Zarrillo ***motioned to recommend approval.***
Jonathan Simpson ***seconded*** the motion.

Voted (6-0): the Planning Board recommends approval of the plans by Dennis Colwell Architects, Inc., dated 11/5/13, and the site plan by Morse Engineering Co., Inc., dated 10/24/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations, subject to the review and approval of the Assistant Director of Regulatory Planning.

2. Prior to the issuance of a building permit, the applicant shall submit a final landscape plan indicating all counterbalancing amenities, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

1773 Beacon Street – convert church rectory into a four dwelling unit building requiring design review, FAR relief, side yard setback relief, and parking relief (1/23) Pct. 14

Polly Selkoe described the proposal and the relief needed.

Attorney Jake Walters explained that the rental revenue will go toward renovations of the rectory. The abutting neighbor provides 2 parking spaces for the church and the attorney proposes a condition to require two more spaces prior to occupancy. A Zipcar is available nearby. Adding parking to the site would impact the memorial garden, and a curb cut would eliminate 2-3 parking spaces on Beacon Street. There is no opposition from neighbors.

Mark Zarrillo ***motioned to recommend approval.***
Jonathan Simpson ***seconded*** the motion.

Voted (6-0): the Planning Board recommends approval of the plans by Mangel Architects, Inc., dated 10/4/13, and the site plan by Hancock Associates, dated 12/19/13, subject to the following conditions:

1. Prior to the issuance of a building permit, a final site plan, floor plans and elevations indicating all dimensions and materials shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit evidence of a long term lease for off-street parking spaces.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Meeting adjourned.

Materials Reviewed During Meeting

- Staff Reports
- Site Plans and Elevations